

AMT # 413475 AM

RECORDING REQUESTED BY:



360 SW Bond Street, Suite 100  
Bend, OR 97702

**AFTER RECORDING RETURN TO:**

Order No.: WT0201610-YGW  
Dave Williams and Rochelle Williams  
20527 Rusticate Road  
Bend, OR 97702

**SEND TAX STATEMENTS TO:**

Dave Williams and Rochelle Williams  
20527 Rusticate Road  
Bend, OR 97702

**2020-015233**

**Klamath County, Oregon**

11/20/2020 02:52:01 PM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Loren L. Deffenbaugh and Melinda L. Deffenbaugh, Trustees or their Successors in Trust, under the Deffenbaugh Living Trust dated April 30, 2018 and any amendments thereto, Grantor, conveys and warrants to Dave Williams and Rochelle Williams, husband and wife and Jed Cohen and Polly Cohen, husband and wife, as tenants by the entirety, together as tenants in common, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:**

Lot 1, Block 2, CRES-DEL ACRES FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$330,000.00). (See ORS 93.030).

**Subject to:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.



# STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 11/20/2020

Deffenbaugh Living Trust

BY: Melinda L. Deffenbaugh  
Melinda L. Deffenbaugh  
Trustee

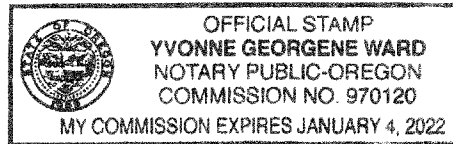
BY: Loren L. Deffenbaugh  
Loren L. Deffenbaugh  
Trustee

State of OR  
County of Deschutes

This instrument was acknowledged before me on 11/20/2020 by Loren L. Deffenbaugh and Melinda L. Deffenbaugh, Trustees or their Successors in Trust, under the Deffenbaugh Living Trust dated April 30, 2018 and any amendments thereto.

Yvonne Georgene Ward  
Notary Public - State of Oregon

My Commission Expires: 1/4/22



## EXHIBIT "A"

### Exceptions

Subject to:

#### SPECIFIC ITEMS AND EXCEPTIONS:

Special Assessment disclosed by the Klamath tax rolls:

For: Walker Range Timber Fire Patrol

Restrictions as shown on the official plat of said land.

Easement to provied for Future Road as shown on the official plat of said land.

Easements as shown on the official plat of said land.

Conditions and reservations in deed from Edgar E. Colburn and Barbara A. Colburn, husband and wife and Ward Bettis and Flossie Bettis, husband and wife,

Recorded: November 22, 1963

Instrument No.: Volume 349, Page 373

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Midstate Electric Cooperative, Inc.

Recorded: September 12, 1990

Instrument No.: Volume M90, Page 18305